GOVERNMENT OF INDIA
ENVIRONMENT, FORESTS AND CLIMATE CHANGE
LOK SABHA

UNSTARRED QUESTION NO:267
ANSWERED ON:18.07.2017
Assessment of Real Estate Projects
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Will the Minister of ENVIRONMENT, FORESTS AND CLIMATE CHANGE be pleased to state:

(a) whether it is true that buildings and real estate projects between 20,000 and 300,000 sq. meters are no longer required to be assessed for environmental impact by the Centre and if so, the details thereof:
(b) whether it is also true that States now can integrate the clearance process of such projects into their building bye laws to streamline environmental clearance to a significant chunk of building projects and if so, the details thereof:
(c) whether a new category of consultants called qualified building environment auditors and empanelled by the Ministry of Environment, Forest and Climate Change would assess and certify building projects; and
(d) if so, the detail thereof?

Answer

MINISTER FOR ENVIRONMENT, FOREST AND CLIMATE CHANGE
(DR. HARSH VARDHAN)

(a) The Ministry of Environment, Forest and Climate Change vide Notification No. S.O. 3999 (E) dated 9th December, 2016 has laid down the process for Integration of environmental conditions in building bye-laws. The notification has laid down the procedures and the objective, monitorable environmental conditions.

The projects of buildings and constructions with built up area 20,000 sq. meters and above requires prior environmental clearance from the State Level Environmental Impact Assessment Authority (SEIAA).

The new notification dated 9th December, 2016 provides for integration of environmental conditions with the building permission for building and construction projects with built up area of 20,000 sq. meters to less than 1,50,000 sq. meters. Environmental clearance for projects with built up area from 1,50,000 sq. meters to less than 3,00,000 sq. meters will be given by the SEIAAs, while the projects with built up area equal to and above 3,00,000 sq. meters will be appraised by the Central Government. Similarly, the projects with area = 150 hectare are Category "A" and will be appraised at the central level.

(b) The notification dated 9th December, 2016 provides for the procedure to be followed for above integration. It provides that the States will forward the draft of proposed changes in their building bye-laws and rules to the Ministry of Environment, Forest and Climate Change, who in turn will examine the said draft bye-laws and rules and convey the concurrence to the State Governments. When the State Governments finally notifies the bye-laws and rules concurred by the Ministry of Environment, Forest and Climate Change, the Central Government may issue an order stating that no separate environmental clearance is required for building and construction projects less than 1,50,000 square meter built-up area.

The Ministry has issued such orders in respect of Delhi and all Municipal Corporations, Municipal Councils and all Special Planning Authorities in Pune and Konkan Divisions of Maharashtra.

(c) & (d) The notification dated 9th December, 2016, provides that the Qualified Building Environment Auditors (QBEAs) would assess and certify the building projects. The QBEAs could be a firm / organization or an individual expert, who fulfils the requirements.

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